

McAnulty Neighbourhood PROFILE.

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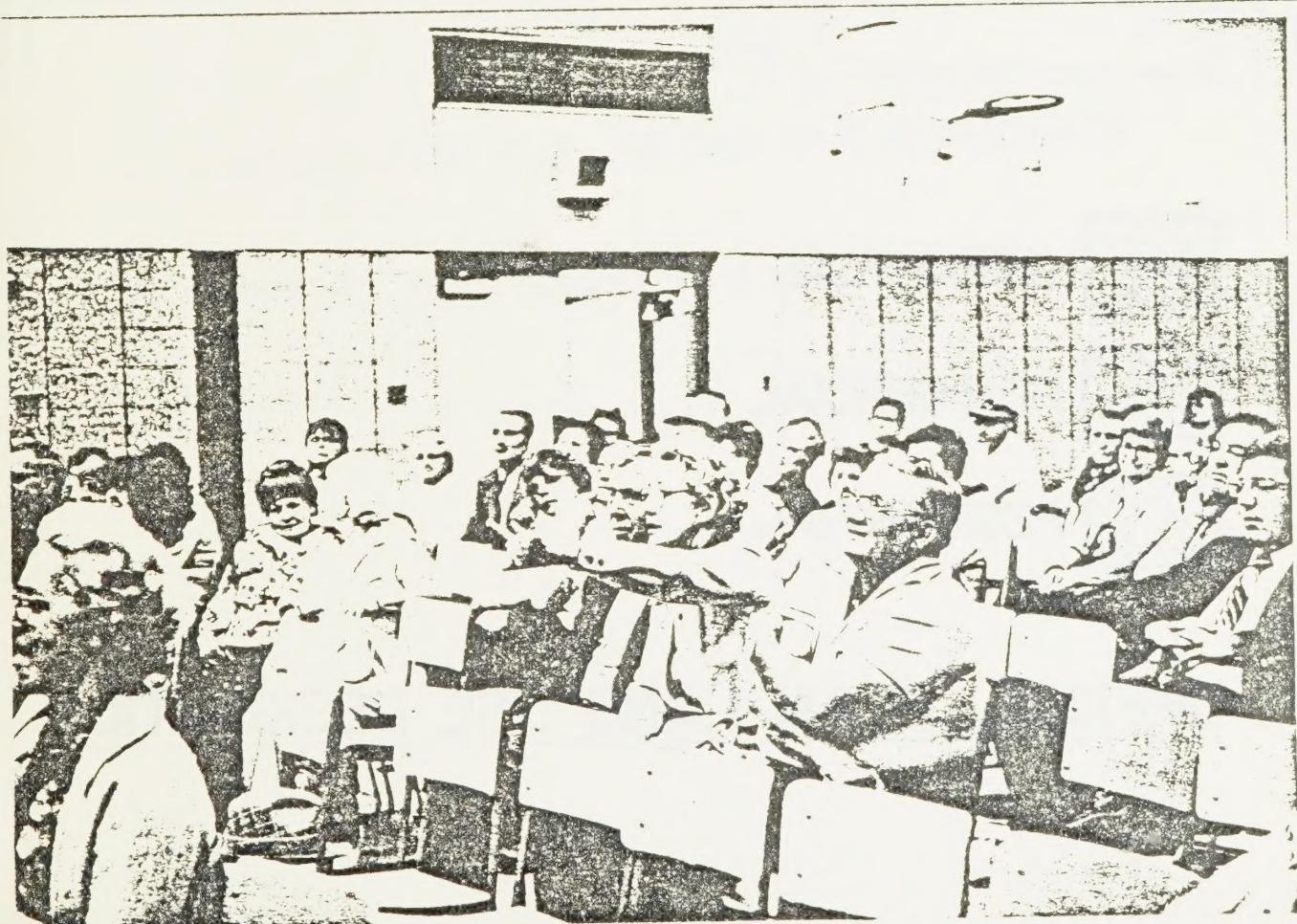
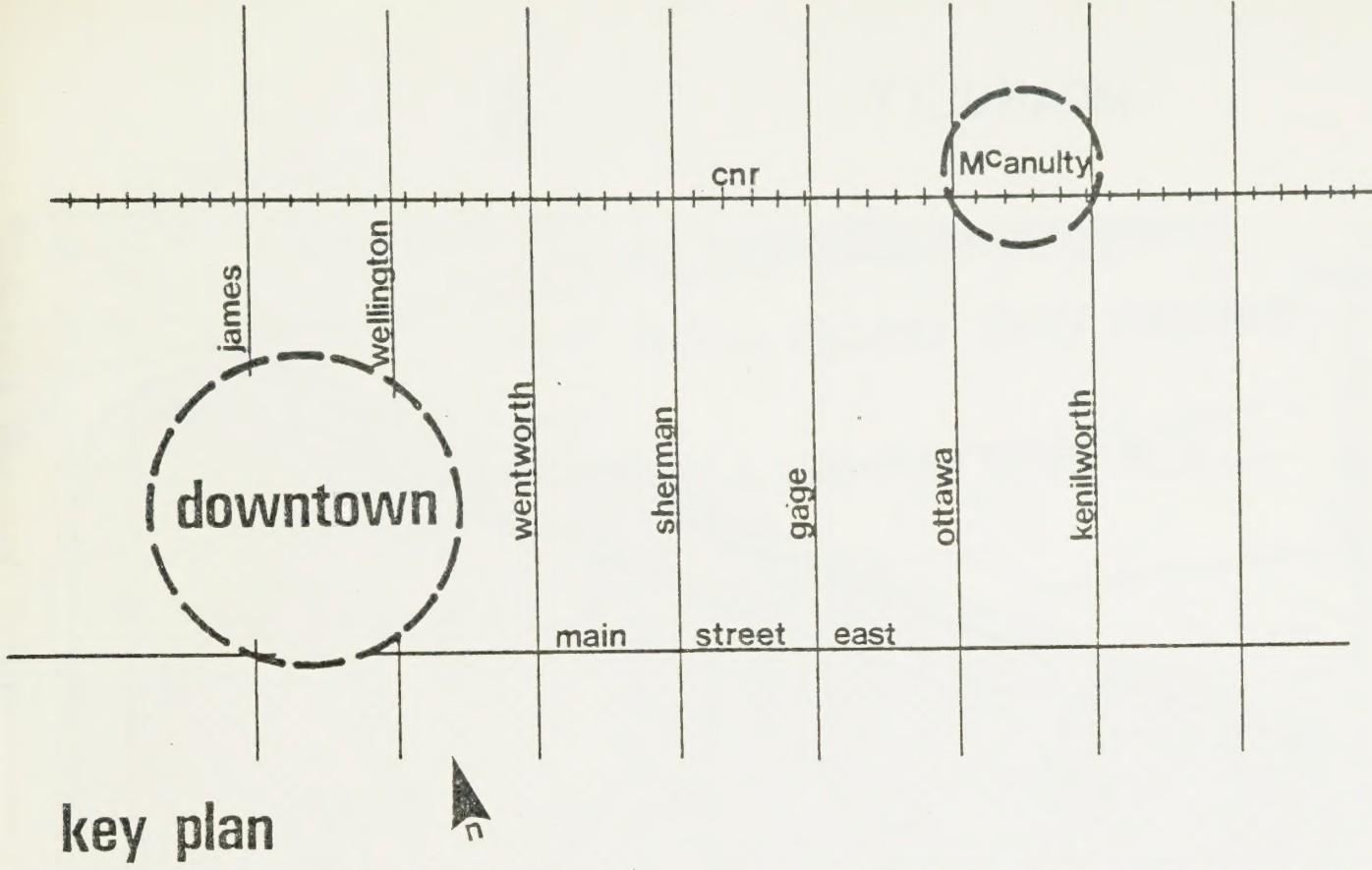
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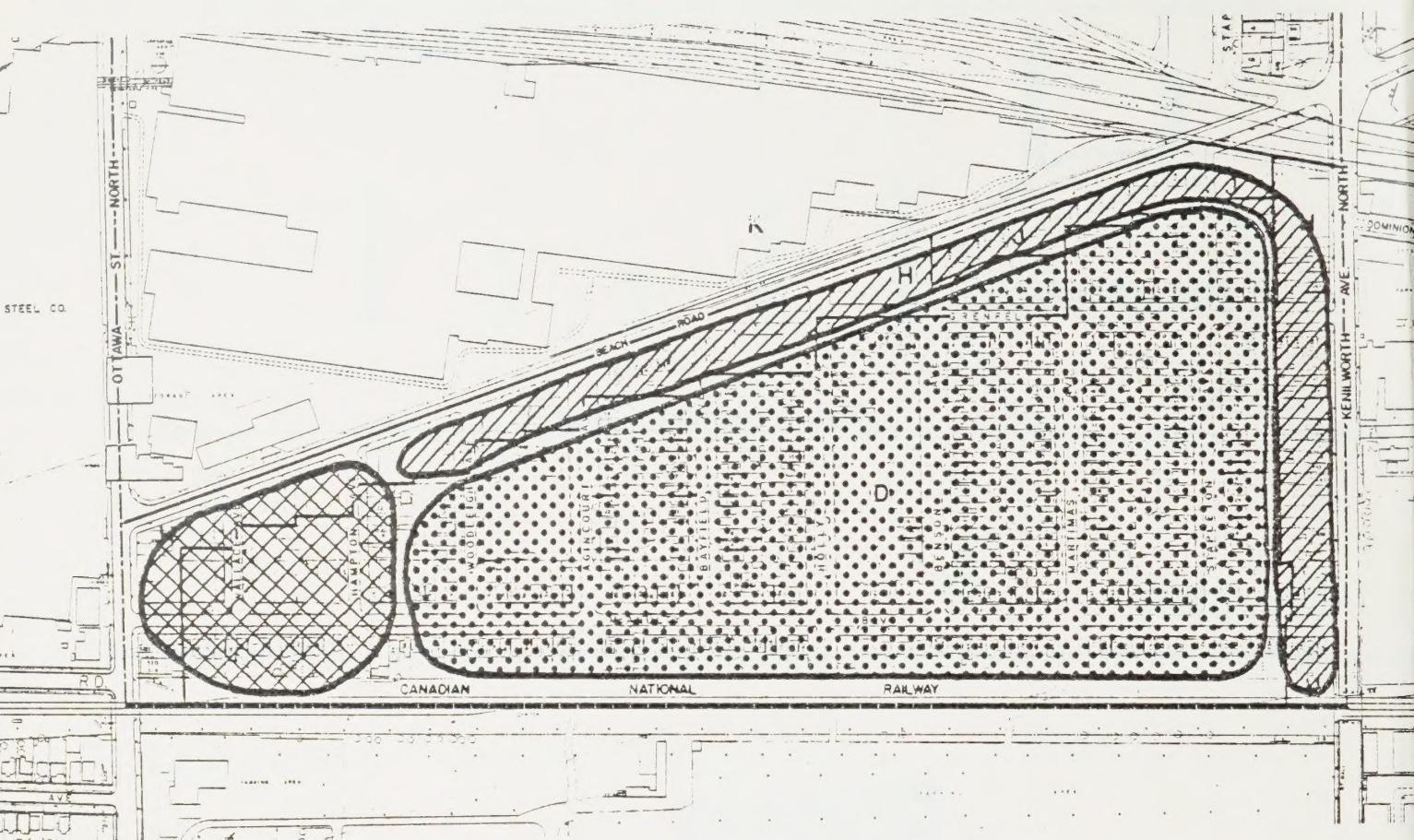
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MCANULTY

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INDUSTRIAL



COMMERCIAL



RESIDENTIAL

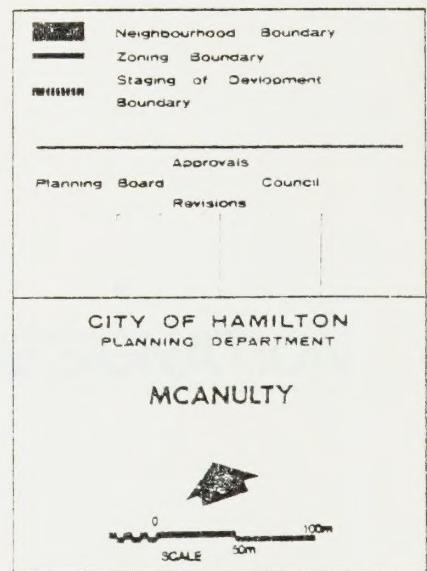
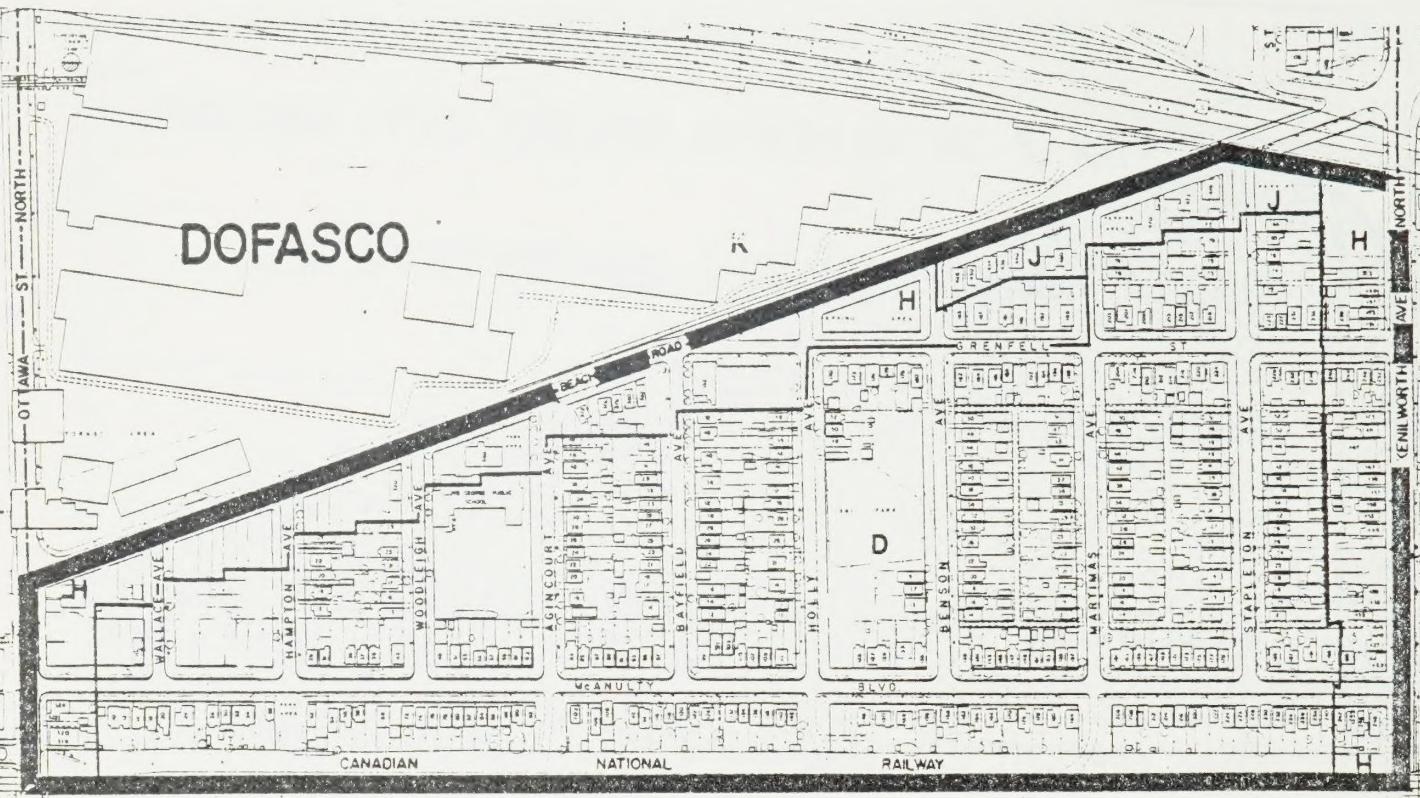
OFFICIAL PLAN LAND USE DESIGNATION

1. BACKGROUND

- THE REVIEW OF THE RESIDENTIAL ENCLAVES (1977) CONCLUDED THAT THE McANULTY AREA HAD A LONG-TERM FUTURE AS A RESIDENTIAL AREA.
- AN OFFICIAL PLAN WAS APPROVED BY THE PROVINCE IN 1978 (SEE OPPOSITE FOR LAND USE DESIGNATIONS.)
- A NEIGHBOURHOOD PLAN, PREPARED BY A NEIGHBOURHOOD COMMITTEE, WAS DISCUSSED AT A PUBLIC MEETING IN 1979.

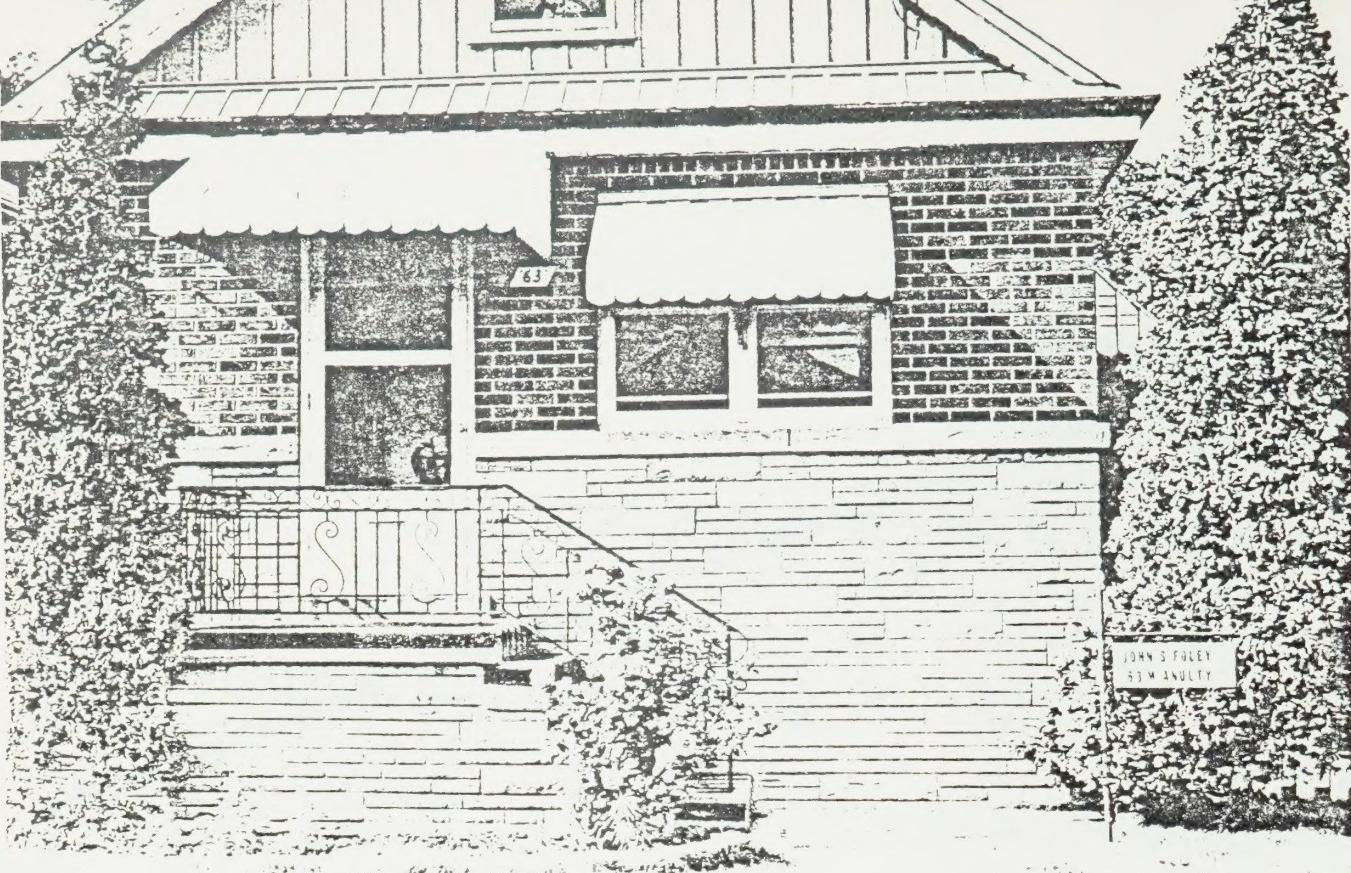
DOFASCO

GREATER HAMILTON SHOPPING CENTRE



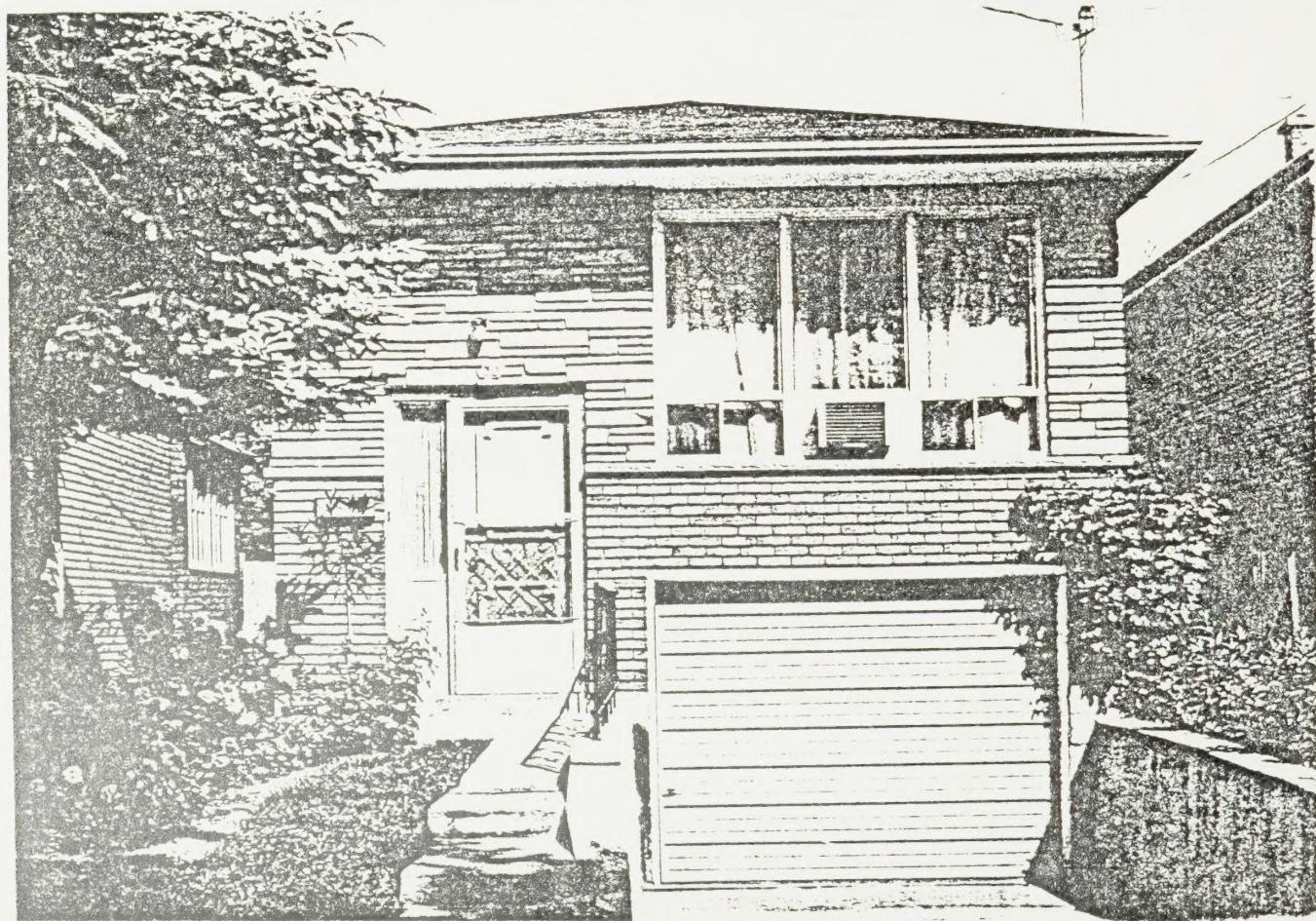
2. THE NEIGHBOURHOOD

- HOME FOR 300 FAMILIES.
- HEMMED IN BY DOFASCO WORKS ON THREE SIDES.
- THE C.N.R. MAIN LINE AND GREATER HAMILTON SHOPPING CENTRE TO THE SOUTH.
- 70% OF THE PEOPLE WISH TO REMAIN IN THE AREA (REVIEW OF RESIDENTIAL ENCLAVES).
- THE MAJORITY OF THE AREA IS USED AND ZONED FOR RESIDENTIAL PURPOSES.
- THE EDGE OF THE AREA IS ZONED FOR COMMERCIAL OR INDUSTRY.



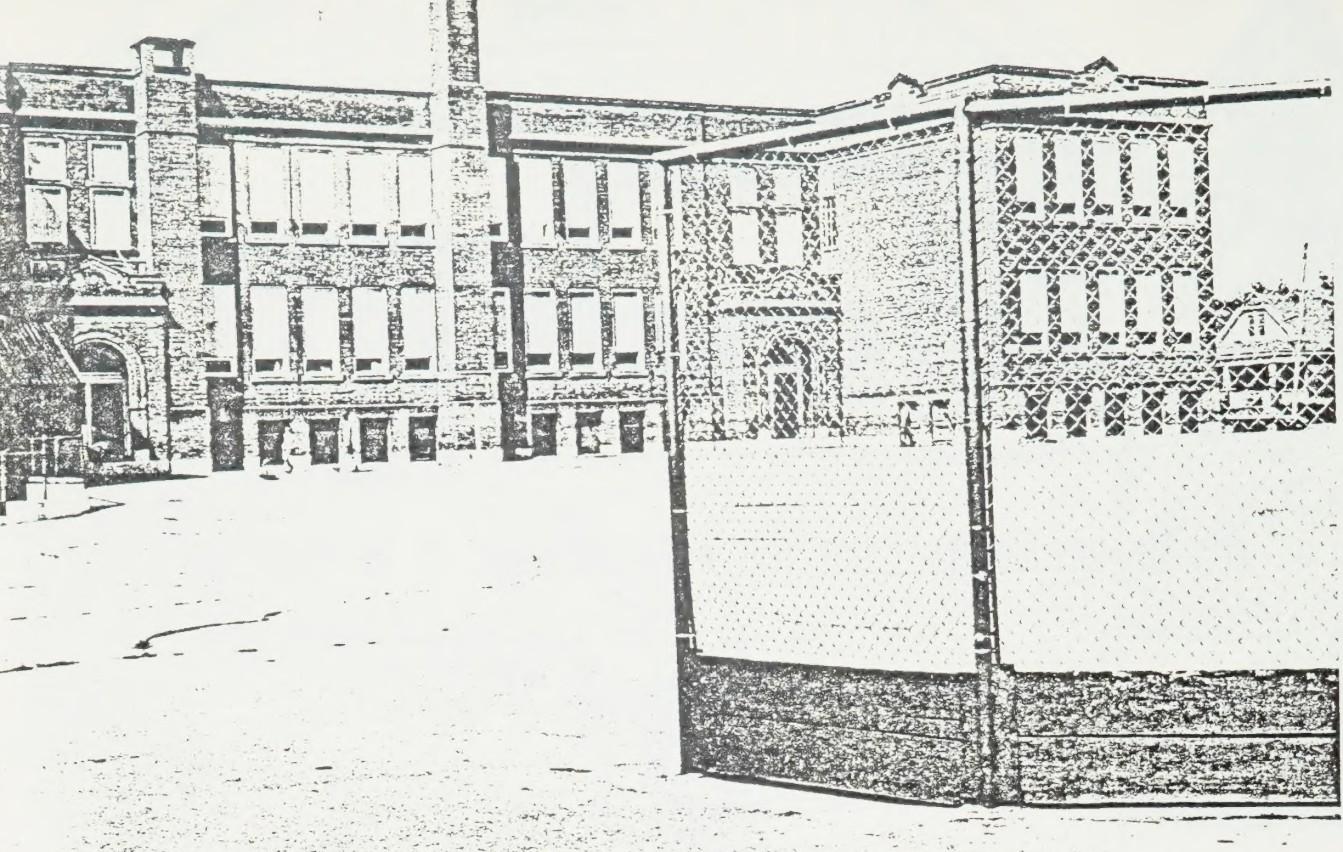
McANULTY BOULEVARD

MARTIMAS AVENUE



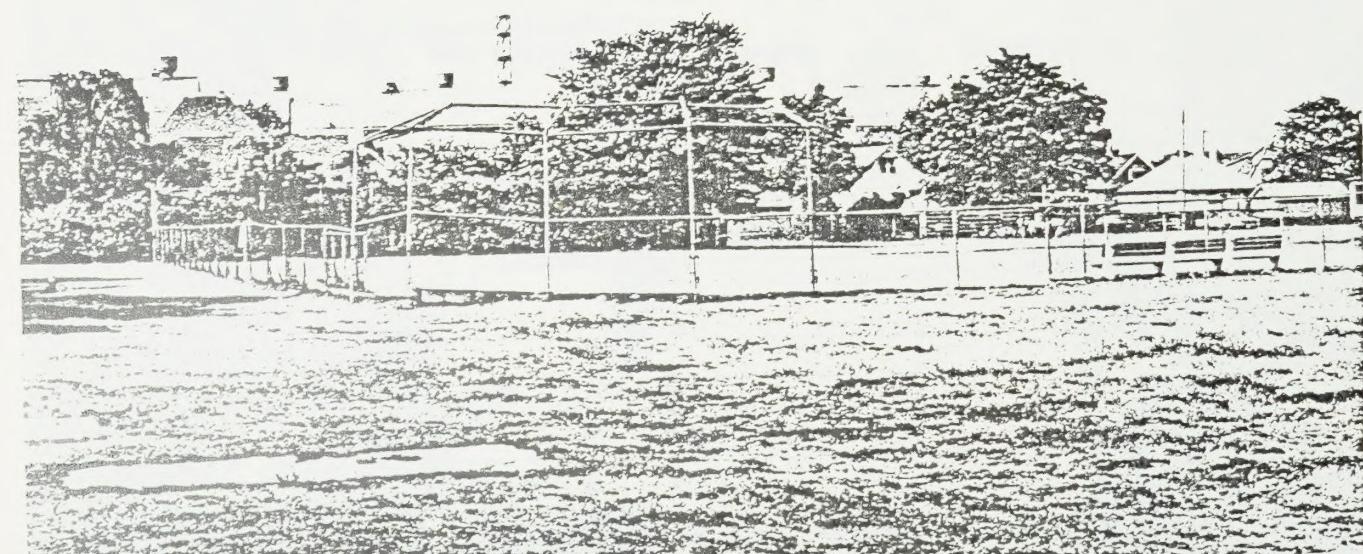
3. HOMES

- MOSTLY SMALLER DETACHED INTER-WAR HOUSING.
- 80% OF RESIDENTS LIKE THE AREA BECAUSE OF AFFORDABLE HOUSING (REVIEW OF THE RESIDENTIAL ENCLAVES).
- THE INNER AREA IS SOLIDLY RESIDENTIAL, WITH A FEW NEW HOMES SCATTERED WITHIN THE ORIGINAL HOUSING.
- THE HOUSES ARE GENERALLY WELL KEPT AND SET ON ATTRACTIVE TREED STREETS.



LLOYD GEORGE SCHOOL

ST. CHRISTOPHER PARK

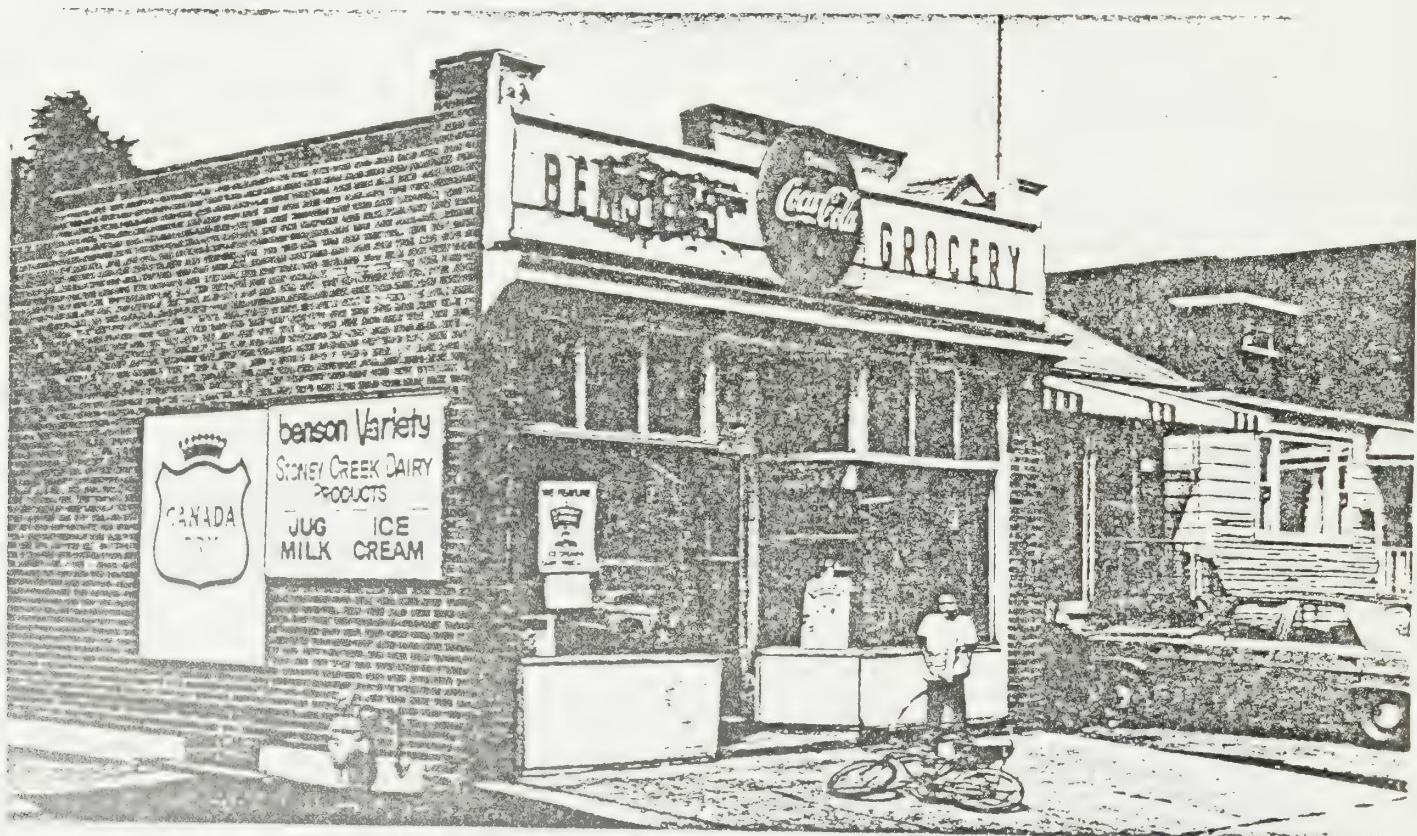


4. SCHOOLS AND PARKS

- LLOYD GEORGE ELEMENTARY PUBLIC SCHOOL LOCATED WITHIN THE NEIGHBOURHOOD.
- ELEMENTARY SEPARATE SCHOOL (HOLY FAMILY) 1/2 MILE TO THE SOUTH.
- 1-1/2 ACRE PARK IN THE CENTRE OF THE NEIGHBOURHOOD CONTAINING TOT LOT AND BASEBALL DIAMOND.
- LLOYD GEORGE SCHOOL CONTAINS 1/2 ACRE SURFACES PLAY-GROUND.
- THERE IS APPROXIMATELY 2 ACRES OF OPEN SPACE PER 1,000 PEOPLE, COMPARED WITH CITY STANDARD OF 2.5 ACRES PER 1,000.



VIENNA TAVERN
BEACH BOULEVARD



NEIGHBOURHOOD STORE
MCANULTY BOULEVARD

5. OTHER FACILITIES

- GROCERY STORE IN CENTRE OF NEIGHBOURHOOD.
- A NUMBER OF STORES, A TAVERN AND AUTO SERVICES ON THE EDGE OF THE NEIGHBOURHOOD.
- GREATER HAMILTON SHOPPING CENTRE ADJACENT TO THE AREA.
- BAYFRONT BUS TO DOWNTOWN AND FENNELL BUS TO THE MOUNTAIN SERVICE THE AREA.



UNOPENED ROAD ALLOWANCE

WESTERN TIP



7. VACANT LAND

- THE WESTERN TIP HAS BEEN CLEARED FOR INDUSTRY.
- A BERM AND 200-FOOT SETBACK WILL SEPARATE NEW INDUSTRY FROM EXISTING DWELLINGS AND A NEW WALKWAY WILL REPLACE THE CLOSED PART OF McANULTY BOULEVARD.
- STUB ENDS OF UNOPENED ROAD ALLOWANCES ARE USED AS IMPROMPTU CAR PARKS.
- THE UNSIGHTLINESS OF VACANT LAND DETRACTS FROM THE NEIGHBOURHOOD.



BEACH ROAD

McANULTY BOULEVARD



6. TRAFFIC

- BEACH ROAD, OTTAWA STREET NORTH AND KENILWORTH AVENUE ARE BUSY ARTERIES CARRYING MUCH INDUSTRIAL TRAFFIC, INCLUDING INGOT TRUCKS.
- SOME THROUGH-TRAFFIC PENETRATES THE NEIGHBOURHOOD.
- THERE IS COMPETITION FOR PARKING BETWEEN RESIDENTS AND INDUSTRIAL WORKERS.



CUSTOM PAINTING - BEACH ROAD

DOFASCO - OTTAWA STREET NORTH



8. INDUSTRY

- LIGHT INDUSTRY EXISTS ON THE EDGE OF THE NEIGHBOURHOOD ON BEACH ROAD NEAR STAPLETON.
- STEEL PRODUCTS MANUFACTURING TAKES PLACE TO THE NORTH, WEST AND EAST.
- AIR POLLUTION READINGS ARE HIGH. DUSTFALL IS 11.5 GRAMS/M²/MONTH (M.O.E. STANDARD - 7 GRAMS/M²/MONTH). SUSPENDED PARTICULATE MATTER IS 80+ MICROGRAMS/M³ (M.O.E. STANDARD - 60 MICROGRAMS/M³).
- NOISE READINGS ARE HIGH. THE LEVELS ARE LEQ70+DBA FOR THE EXTERIOR AND LEQ60+DBA FOR THE INTERIOR OF THE NEIGHBOURHOOD. (M.O.E. STANDARD - LEQ55DBA).

9. CONCLUSION

- THE AREA PROVIDES RELATIVELY GOOD HOUSING AT AFFORDABLE PRICES.
- THE ENVIRONMENT IS SEVERELY AFFECTED BY TRAFFIC, NOISE AND AIR POLLUTION FROM NEARBY HEAVY INDUSTRY.
- HOWEVER, NEITHER INDUSTRY OR GOVERNMENT CAN AFFORD TO PURCHASE HOUSING. IN ADDITION, THERE ARE OVER 1,000 HOUSES LOCATED ELSEWHERE WHICH HAVE HIGHER PRIORITY FOR CLEARANCE.
- THERE IS STRONG COMMUNITY SUPPORT FOR KEEPING McANULTY RESIDENTIAL.
- THE OFFICIAL PLAN AND NEIGHBOURHOOD PLAN ATTEMPT TO MINIMIZE THE ENVIRONMENTAL PROBLEMS TO CREATE ACCEPTABLE

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